

### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



## **MEDIAN SALE PRICE**



## **BEECHWORTH, VIC, 3747**

Suburb Median Sale Price (House)

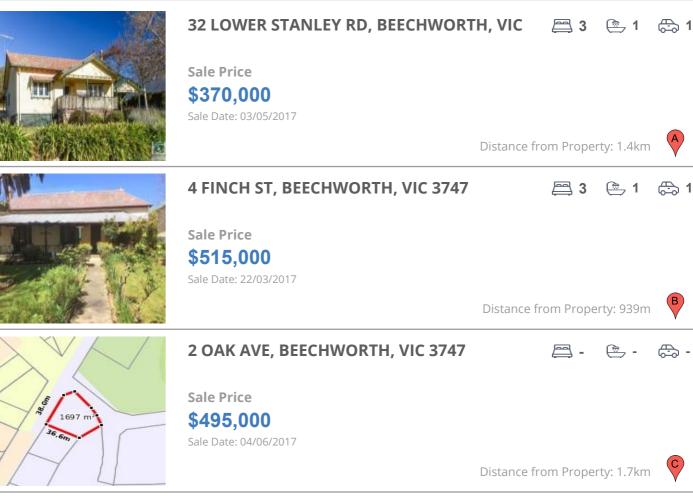
\$397,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

## **COMPARABLE PROPERTIES**

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



This report has been compiled on 19/01/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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# Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

62 WOOD STREET, BEECHWORTH, VIC 3747

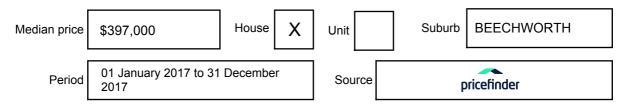
### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$370,000 to \$400,000

#### Median sale price



### **Comparable property sales**

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
32 LOWER STANLEY RD, BEECHWORTH, VIC 3747	\$370,000	03/05/2017
4 FINCH ST, BEECHWORTH, VIC 3747	\$515,000	22/03/2017
2 OAK AVE, BEECHWORTH, VIC 3747	\$495,000	04/06/2017